

PROPOSAL FOR  
THE GARDEN HOMES AT BRIDGEWATER LAKES

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Adams & Marshall Homes is proposing to build single family detached homes on the remaining lots in the Garden Homes section of Bridgewater Lakes. We are proposing to build the same number of homes on the same number of lots as are currently approved (no change in density) and will comply with all the existing home size and architectural requirements.

A public hearing before the Westfield Planning Commission is scheduled for March 1, 2010 to review our proposal. However, in advance of this hearing we would like to invite you to an informal meeting to provide you with an overview of our proposal. The meeting will be held at the office of ERA Real Estate Links, 4630 Lisborn Drive, which is just north of Bridgewater on the west side of Gray Road, at 7:00 pm on Thursday evening, February 25<sup>th</sup>. Please call our office at 844-8494 with any questions.

Thank you for your kind consideration.

Very truly yours,  
Adams & Marshall Homes, Inc.  
C. Willis Adams III, President

**RECEIVED**

**FEB 26 2010**

**WESTFIELD COUNTY  
DEVELOPMENT DEPARTMENT**

**THE GARDEN HOMES  
AT BRIDGEWATER LAKES  
PUBLIC MEETING 2/25/2010**

**SIGN IN SHEET**

NAME	ADDRESS
Terry Gentry	<del>13479 BRIDGEWATER LAKES</del> P 15530 MYSTIC ROCK DRIVE
Barry + Mitzi Subrin ARVIN COPELAND	15526 Mystic Rock 15525 MYSTIC ROCK DR.
Frank Vetter JOHN MCCARTHY	15402 Mission Hills Dr. 15553 MISSION HILLS DR
Jay O'Neil	15660 Hawks Way
Barnd Blake AZAR & GLORIA MCINTYRE	15537 Mission Hills Dr 15434 MISSION HILLS DR
BART GAUKER	15238 Long Cove Blvd, Conroe, TX 77385
RON BOOTS	15388 Long Cove Blvd
Jay Viater	15438 Mystic Rock Dr.
Ann McKelty PATRICIA PETER	15426 Mission Hills Drive 15459 Mission Hills Dr
Deb Christensen	15456 Mission Hills Dr

Also:

PETE ADAMS  
JIM MARSHALL  
MIKE DECH  
PETER KANG  
ED ANANIA

Edawn Marshall Jones, Inc  
" " " "  
ERA Real Estate Services  
Bridgewater Masters, LLC  
Attorney

**The Garden Homes  
At Bridgewater Lakes**

**Public Meeting 2/25/2010**

A public meeting concerning the PUD Amendment to the Bridgewater PUD-Parcel "J" was held at the office of ERA Real Estate Links, 4630 Lisborn Drive, Carmel, In., on the evening of February 25<sup>th</sup>, 2010. The meeting was called to order by James Marshall at 7:10 p.m. Jim started with a little background on Adams & Marshall Homes and then introduced Pete Adams, President of Adams & Marshall Homes, Inc. Pete gave a short summary of his and Jim's background as well as their company's history and current involvement in home building, land development, and fee construction.

Pete then explained Adams & Marshall's proposed plans to build twenty-nine (29) free standing homes in the Gardens area, as opposed to the current plan for twenty-nine (29) attached units and the necessity to amend the PUD to allow this change. Pete reviewed the three proposed PUD changes as shown in the memo by Jon Dobosiewicz, dated February 24, 2010 (copy attached). Also, there were two, two by three foot (2'x 3') displays, which were prepared by Stoepfelwerth & Associates Engineers and showing the existing attached home lot payout and the new proposed single family lot layout, which were explained in detail.

Following the presentation, there was a questions and answer session where attendees asked questions about size, price, style and schedule for the Adams & Marshall Homes. The answers given were: size to be according to existing standards up to 4000 square feet with extensions, basements, or bonus rooms, price: \$200,000's to \$300,000's with extras added in, and style to be full brick with all other architectural requirements of Bridgewater. The proposed schedule for construction is to start a Model home and spec home in April of this year.

There were several unrelated questions about the ownership of Bridgewater Lakes and the Townhome and Villas sections. Peter Wang, the owner of the real estate in Parcel "J", as well as the Townhome and Villa lots, was in attendance with Edward Anania, his attorney, and Michael Deck, his REALTOR and owner of ERA Real Estate Links. Peter, Mike and Ed answered the questions about the subjects unrelated to Parcel "J".

The meeting concluded at approximately 7:45 p.m.

**Development Standards for Detached Single Family Residential**  
 (part of Parcel "J" Only- area illustrated in Exhibit "A-2)

<u>Development Standard</u>	<u>Current</u>	<u>Proposed</u>
Minimum Lot Width at Building Line at which the Building is actually built	55' (as noted)	<i>55' minimum (perpendicular to side lot lines)</i>
Minimum Lot Frontage On Street	20'	20'
Minimum Lot Area	7,500 SF	<i>5,000 SF</i>
Minimum Front Yard Setback	20'	<i>15' (provided garage is set back 18')</i>
Minimum Separation Between Buildings	10'	10'
Minimum Side Yard Setback	4'	4'
Minimum Rear Yard Setback	10'	10'
Maximum Building Height for Residences	35'	35'
Minimum Gross Floor Area for Ground Levels:	1 Story – 1500 SF 2 Story – 1000 SF Tri-Level – 1000 SF Story and one-half 1000 SF	1 Story – 1500 SF 2 Story – 1000 SF Tri-Level – 1000 SF Story and one-half 1000 SF

SF = Square Feet

Note: The text in *italics* represents the only change in text that is proposed.